

A regular meeting of the Caribou City Council was held 6:00 p.m. on Monday, November 28, 2016 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, Jody R. Smith, and Timothy C. Guerrette.

Austin Bleess, City Manager and Jim Chandler, Assistant City Manager.

Department Manager: Penny Thompson, Tax Assessor; Gary Marquis, Supt. of Parks & Recreation; David Ouellette, Public Works Director; Michael Gahagan, Police Chief; and Scott Susi, Fire Chief.

Chris Bouchard representing the Aroostook Republican and Time Warner covered the meeting.

Council Agenda Item #1: Public Input.

- a) Ann Wilson, 375 Belanger Road, requested an extension for the payment of taxes. Ms. Wilson had been making payments to the land owner Tammy Cyr until she learn that the money wasn't being used for taxes since then she has been coming and paying on the taxes herself.

The property became tax acquired on Tuesday, November 22, 2016.

Manager Bleess noted that the current policy has the City placing the property out to bid, but the Council could deviate from policy and choose to sell the property to Ms. Wilson.

- b) Deborah Bragdon and husband, 200 West Gate Road, Lot #66, have been living there for three years and recently the City acquired the mobile home. They had been paying someone for the mobile home but had been unable to obtain a bill of sale. Recently they learned that the owner of record says they don't own it. Mrs. Bragdon stated that she has receipts totaling \$3,800 showing that they have purchased the mobile home. The park manager didn't give the money to the park owner.

Tahoe Gaming LLC are the land owners. They have told Collections that they don't own any mobile homes in the park. Tahoe Gaming LLC has been making tax payments on the land.

- c) Chris Bouchard, Aroostook Republican, asked if Council will be discussing the new school building permit fee.

Councilor Martin stated that he plans to bring it up under Other Business.

Council Agenda Item #2: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

None.

Council Agenda Item #3: Consider authorizing the minutes of the following meetings:

- a) October 24, 2016 City Council Meeting
- b) November 14, 2016 Special Council Meeting
- c) November 14, 2016 City Council Meeting

Motion made by S. McDougall, seconded by J. Smith, to approve the minutes of the October 24, 2016 City Council Meeting, November 14, 2016 Special Council Meeting, and November 14, 2016 City Council Meeting as presented. (6 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) November 8, 2016 Election Results

Motion made by P. McDonough, seconded by J. Theriault, to approve Consent Agenda Item A as presented. (6 yes) So voted.

Council Agenda Item #5: Downtown Parking Lots

Discussion.

Motion made by P. McDonough, to reconsider the selling of parking lots. Motion failed.

Motion made by J. Smith, seconded by S. McDougall, to not sell the parking lots at this time. Motion withdrawn.

Motion made by J. Theriault, to retain the north and south mall parking lots. Motion failed.

Councilor McDonough reminded the Council that currently the parking lots are for sale. There was discussion about the correct way for the Council to proceed.

Council Agenda Item #6: Tax Acquired Property

20 properties were tax acquired on November 22, 2016.

Motion made by J. Smith, seconded by D. Martin, to sell to Ann Wilson, 375 Belanger Road, Map 017 Lot 333 C for \$3,494.17 provided she pays by 5:00 p.m. January 31, 2017. (6 yes) So voted.

Motion made by J. Smith, seconded J. Theriault, to sell to Deborah Bragdon and her husband, the mobile home located at 200 West Gate Road Lot #66, Map 018 Lot 031-066 for \$608.41 provided they pay by 5:00 p.m. January 31, 2017 (6 yes) So voted.

Councilor Theriault questioned why the City is tax acquiring mobile homes as they then became a liability for the City and of little value. Discussion.

Motion made by J. Smith, seconded by D. Martin, to sell by bid the mobile home located at 188 West Gate Road Lot #14 Map 018 Lot 031-014 and to demolish the mobile home located at 194 West Gate Road Lot #48 Map 018 Lot 031-048. (6 yes) So voted.

Motion made by D. Martin, seconded by J. Smith, to offer to sell to the former owners the properties listed as #1, #3, #5, and #7-13 and that they would have until 5:00 p.m. January 31, 2017 to pay all back taxes, cost, and interest and if not interested put it out to bid any time for the minimum bid prices. (6 yes) So voted.

The City now owns the Birdseye properties (Nasiff Land LLC, Map 025 Lot 146, Map 027 Lot 074-A, and Map 027 Lot 074-B).

The City will work on demolishing the buildings located on properties listed as #6, #14, and #18-20 during 2017 while buildings located on properties #15-17 (Nasiff Land LLC) will require more time to complete the demolition process.

Motion made by J. Smith, seconded by J. Theriault, to move forward with the demolition of buildings located on properties listed as #6, #14, and #18-20. (6 yes) So voted.

Council Agenda Item #7: Putting Tax Acquired Property Out For Bid

An abutting landowner for the tax acquired property of Map 31 Lot 169 and Lot 157 has expressed interest in purchasing one or both of these lots.

Motion made by J. Smith, seconded by D. Martin, to offer to the abutting landowner, who has expressed interest, Map 31 Lot 169 for the assessed value of \$2,300 and Lot 157 for the assessed value of \$5,900 and if the abutter is not interested then place out to bid. (6 yes) So voted.

Council Agenda Item #8: Moratorium on Marijuana Dispensaries

6:43 p.m. Public Hearing opened.

Michelle Smith – 71 Fontaine Drive – spoke in support of adopting a moratorium regarding marijuana dispensaries.

Jonathan Clark – Bog Road – spoke in support of dispensaries being allowed outside of city center. That would still allow people access.

6:47 p.m. Public Hearing closed.

Motion made by P. McDonough, seconded by S. McDougall, to adopt Ordinance No. 13, 2016 Series, An Ordinance regarding Marijuana Dispensaries. (6 yes) So voted.

Council Agenda Item #9: 2017 Budget

Discussion.

Motion made by S. McDougall, to adopt as presented the proposed 2017 General Fund Expense Budget, 2017 Capital Improvement Budget, 2017 Enterprise Funds Expense Budgets, and the amended wage scale for non-union employees. Motion died for the last of a second.

Discussion whether a public hearing is necessary to make a change to the wage and classification, as is done with an ordinance or is policy that can be accepted without a public hearing.

Motion made by D. Martin, seconded by J. Smith, to use line three for all employees on the amended wage scale for non-union employees. (6 yes) So voted.

Discussion concerning Mayor Aiken's and Councilor McDonough's suggested 2017 budget reductions.

Motion made by D. Martin, seconded by S. McDougall, to adopt as presented the proposed 2017 General Fund Expense Budget, 2017 Capital Improvement Budget, 2017 Enterprise Funds Expense Budgets, and the amended wage scale for non-union employees. (6 yes) So voted.

Council Agenda Item #10: Other Business

- A. Motion made by J. Theriault, seconded by T. Guerrette, to reconsider waiving the building permit fee for the RSU #39 school building project. (5 yes, 1 no, P. McDonough) So voted.
- B. Motion made by J. Smith, seconded by S. McDougall, to waive the building permit fee for the RSU #39 school building project. (5 yes, 1 no, P. McDonough) So voted.
- C. Councilor Martin wants the City to review the current building permit fee structure.
- D. The Cities of Caribou and Presque Isle have had discussions about Presque Isle contracting with Caribou for ambulance billing services.

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- E. Public Works Director requested direction on the replacement of fuel tanks at Public Works. Councilor McDougall suggested that the Director put something together for them to review and to place it on the next agenda.

Motion made by, seconded by P. McDonough, seconded by T. Guerrette, to adjourn the meeting at 7:50p.m. (6 yes) So voted.

Upcoming Meeting Dates:

Regular City Council Meeting Monday, December 12, 2016 at 6:00 p.m.

Organizational City Council Meeting Tuesday, January 3, 2017 at 6:00 p.m.

Regular City Council Meeting Monday, November 28, 2016 at 6:00 p.m.

Jayne R. Farrin, Secretary